

pbscommissions - Fwd: Cannabis Accommodation Spot Zoning

Mendocino County

From: PBS PBS
To: pbscommissions
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Subject: Fwd: Cannabis Accommodation Spot Zoning

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Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> Ron Hock <ron@hocktools.com> 1/23/2022 11:01 AM >>>

Dear Planning Commissioner,

I understand you have before you two applications for cannabis accommodation districts in our Simpson/Mitchell Creek neighborhood, Case #'s R_2019-0012 and R_2019-0013.

While I am sympathetic to the small-business nature of some of these commercial growing operations, I oppose these re-zoning efforts due to these serious concerns:

* The proposed zoning change will reduce our property values. Prospective buyers may be understandably reticent about investing in a neighborhood with commercial cannabis operations. Commercial cultivation of marijuana may have been de-criminalized, but it has not been de-stigmatized.

* While the use and possession of marijuana is now legal in California, the industry is still cash-only, as federal banking laws prohibit banks from doing business with growers and sellers. This means that growers must hold large amounts of cash making them a tempting target for breaking-and-entering and home-invasion type crimes. And the legalization measure was implemented with so many new layers of bureaucracy and so many restrictions and regulations that the black market will continue to thrive – a fact that can only encourage trespass

and theft of marijuana from those known to be growing.

* Many of our neighbors have expressed concern about over-use of water from our water table. All businesses expand over time and cannabis cultivation is no different. Regardless of how much water they're taking from our aquifer now, that will surely increase. The risk to our wells is real.

* This is a residential neighborhood. Allowing commercial operations alters the very complexion of our beloved Mitchell Creek home. It will affect the whole neighborhood to varying degrees, not just the few contiguous parcels included in the application. Some of the grow operations boast of having ten or more employees. We've all noticed the increase in traffic. I cherish our quiet neighborhood and hate to see it's rural residential character change for such selected commercial preference. Our roads have already deteriorated due to development. Our neighborhood is one of the most densely populated in the unincorporated areas of Fort Bragg, and we rely on Simpson Lane as our only egress.

My last issue has to do with Spot Zoning. I can't imagine the mental and legal gymnastics that are necessary to believe that this would NOT create an illegal spot zone. Approving these applications would most certainly expose the county to litigation from the many neighboring property owners who will bear the brunt of these decisions. I remind you of the survey done in 2018 where 90% of our neighbors voted in opposition to commercial cannabis production in our residential zone.

Please don't be bullied by the applicants. There are far more of us opposed to this than those who support it.

Thank you.

Sincerely,

Ron Hock

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Ron Hock
16650 Mitchell Creek Drive
Fort Bragg, California 95437 USA